

Construction Industry Communication #048

From: Amit Ghosh, Chief Building Official

Re: Removal Start Certificate

Date: June 27, 2017

Background: Under the provisions of Columbus City Code 4113.39, the Building Official may issue a removal start certificate provided that substantially complete construction documents showing the overall scope of work, including the non-structural items to be removed, have been submitted for plan approval.

Memorandum: A removal start certificate applies to interior work associated with ***existing buildings only***. Load bearing walls, structural members and/or fire resistance rated assemblies are not permitted to be altered/removed under the scope of a removal start certificate. Upon receipt of construction documents indicating the scope of work as outlined above, an approval for removal start may be issued in accordance with the phased plan approval provisions in Section 105 of both the Ohio Building Code (OBC) and the Residential Code of Ohio (RCO), contingent upon the following:

- Issued only at the same time/subsequent to construction documents being submitted for a related building permit
- For interior demolition of non-structural related items only (e.g. - non-loadbearing walls, acoustical ceilings, etc.)
- Separate removal starts are required for associated, non-essential Mechanical, Electrical and Plumbing (MEP) systems, devices, piping, etc. as applicable
- Separate removal starts are required for associated fire alarm and/or fire suppression systems as applicable. An approved impairment plan is also required at the time of application submittal. For more information on the impairment plan process, please contact the Columbus Division of Fire at 614-645-7641, Ext 75635.

Once issued, a removal start is valid for a period of 45 days. The applicant proceeds at their own risk.

A removal start **will not** be issued for the following:

- Investigative purposes
- For a proposed change in use/occupancy
- When building orders have been levied against the building (except for fire damage or vehicular impact)

For more information, please call 614-645-7562 or visit our website at www.columbus.gov/bzs.